

IN RE: PETITION FOR VARIANCE
SE/8 Hamilton Place, 1490' NE
of Carrington Drive
(11733 Hamilton Place)
11th Election District
5th Councilmanic District
Arcangelo R. Pionti, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-26-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Arcangelo and Sylvia Pionti. The Petitioners request relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of an existing dwelling into two apartments and a lot width of 100 feet in lieu of the required 125 feet, and side yards of 10 feet and 21 feet in lieu of the required 20 feet and 30 feet, respectively, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Arcangelo and Sylvia Pionti, property owners, and Pamela Pionti Staddin, the Petitioners' daughter. Many residents of the surrounding community appeared in opposition to the Petitioners' request, including Phyllis Andrews, the immediately adjoining property owner.

Testimony indicated that the subject property, known as 11733 Hamilton Place, or Lot 9 of Darryl Gardens, consists of 1.387 acres, more or less, zoned D.R. 2 and is improved with a single family dwelling, above-ground swimming pool and accessory shed. The swimming pool and shed actually straddle the property line adjoining Lot 8 of Darryl Gardens which is also owned by the Petitioners and remains unimproved. Mr. Pionti testified that he and his wife are desirous of constructing a one-story

addition on the west side of the existing dwelling to provide separate living quarters for their daughter and granddaughter. Testimony revealed that their daughter recently went through a divorce and finds it necessary to move back home for financial reasons. The Petitioners also wish to provide kitchen facilities within the proposed addition so that their daughter can prepare meals for herself and her child at her convenience. Due to the fact that the proposed addition will have cooking facilities, it then becomes categorized as a second apartment. It was therefore necessary for the Petitioners to request such use within their Petition. The Petitioners testified that the proposed addition will be occupied by their daughter and granddaughter, only, and that they themselves will continue to occupy the main dwelling as they have done so for the past 13 years. Testimony indicated that the proposed addition will be constructed with the same materials and of the same design so as to match the existing dwelling. The Petitioner provided to this Deputy Zoning Commissioner a floor plan of the proposed addition detailing the layout and size of the proposed addition.

Many residents of the surrounding community appeared in opposition to the Petitioners' request. The residents were originally under the impression that the property was being converted into apartments for rental to the general public. They also voiced concern that permitting two apartments to exist on the subject property would adversely affect their property values and allow undesirables to move into the neighborhood.

After a lengthy discussion with the Petitioners and the neighbors who were in attendance, it was made clear from the testimony presented that the Petitioners will continue to reside in the dwelling and their daughter and granddaughter will be the residents of the proposed addition.

- 2 -

The Petitioners stated that they have no intention of ever allowing anyone other than a family member to reside in the proposed addition. Conditions and restrictions will be imposed pursuant to this Order that will severely restrict the proposed addition from ever being utilized by anyone other than a member of the Pionti family.

It should be noted that the proposed addition could have been constructed without the necessity of a hearing had the Petitioners chosen not to provide their daughter with a kitchen. However, because they wish to provide their daughter with her own kitchen, the relief requested is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

- 3 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1993 that the Petition for Variance requesting relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of an existing dwelling into two apartments and a lot width of 100 feet in lieu of the required 125 feet, and side yards of 10 feet and 21 feet in lieu of the required 20 feet and 30 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- 4 -

ORDER RECEIVED FOR FILING
Date 9/10/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/10/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/10/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/10/93
By [Signature]

2) The proposed addition shall be constructed in accordance with the floor plan received in this office on August 31, 1993. Said floor plan has been incorporated into the case file and made a part of the record. The size of the addition is limited to 16' x 28.4' as shown on the plan and shall be constructed of the same or similar building materials as the existing dwelling. That is, the front facing of the addition shall be constructed of brick the same as or similar to that existing on the dwelling, and all siding and shingles used on the addition shall match that existing on the dwelling.

3) The proposed addition shall be occupied only by the Petitioners' daughter, Pamela Pionti Staddin, and Ms. Staddin's 11-year old daughter. The addition shall not be occupied by any other individuals, including other family members. In the event Ms. Staddin no longer resides in the proposed addition, then all kitchen facilities provided therein shall be removed from the premises and the dwelling shall be reconverted back to a single family dwelling. Said kitchen facilities shall only be permitted to exist for so long as Ms. Staddin resides therein.

4) In the event Ms. Staddin moves away from the property and the Petitioners find it necessary to provide housing for another family member, the Petitioners have the right to file for a new hearing to determine the appropriateness of allowing another family member to reside in the subject addition.

5) In the event the Petitioners desire to sell the subject property, it shall be listed and sold as a single family dwelling and shall in no way be represented as a two-apartment dwelling.

6) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the subject property will be on notice that this property can only be conveyed as a single family dwelling.

7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 10, 1993

(410) 887-4386

Mr. & Mrs. Arcangelo R. Pionti
11733 Hamilton Place
White Marsh, Maryland 21162

RE: PETITION FOR VARIANCE
SE/8 Hamilton Place, 1490' NE of Carrington Drive
(11733 Hamilton Place)
11th Election District - 5th Councilmanic District
Arcangelo R. Pionti, et ux - Petitioners
Case No. 94-26-A

Dear Mr. & Mrs. Pionti:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Robert T. Andrews
11735 Hamilton Place, White Marsh, MD. 21162

People's Counsel

[Signature]

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 11733 Hamilton Place
which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 402.1 to allow conversion to a 2 apt. dwelling with a lot width of 100 ft., and side yards of 10 ft. & 21 ft. in lieu of the required 125 ft., 20 ft. & 30 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Due to the financial instability of our daughters employer and the wellfare of our granddaughters, they will be moving in with us. Therefore, we will need to expand our housing to accommodate them.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact (Purchase/Lease)	(Type or Print Name)	Signature	Address	City	State	Zipcode
Arcangelo Rosario Pionti			Sylvia Pionti	White Marsh	MD	21162
Arcangelo Rosario Pionti			Sylvia Pionti	11733 Hamilton Pl	410 244 2586	21162
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Arcangelo Rosario Pionti			Sylvia P			

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 111 Date of Posting: 7/24/93
Posted for: Arnold Jablon
Petitioner: Arcangelo Rosario Puntini
Location of property: 11733 Hamilton Place, SE 1/2, 111 W. Chesapeake Avenue, Towson, Maryland 21204
Location of Sign: Towson, Maryland, County, to be posted
Remarks:
Posted by: Arnold Jablon Date of return: 7/24/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 22, 1993
THIS IS TO CERTIFY, that the attached advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 22, 1993.

THE JEFFERSONIAN,

A. Henrichsen
LEGAL AD., TOWSON
Publisher

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on August 19, 1993 at 10:00 a.m. in Room 106, County Office Building.

Case #94-26-A (Item 27)
11733 Hamilton Place
SE 1/2, 111 W. Chesapeake Avenue
Towson, Maryland 21204
Petitioner(s): Arcangelo Rosario Puntini and Sylvia Puntini
Hearing: Thursday, August 19, 1993 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow conversion to a two-apartment dwelling with a lot width of 100 feet and side yards of 10 feet and 21 feet in lieu of the required 125 feet, 20 feet, and 30 feet respectively.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (Hearings are Handicapped Accessible for special accommodations. Please call 887-3353. For information concerning the file and/or hearing, please call 887-3353. July 29.



Baltimore County
Zoning Administration & Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 7-16-93 Account: 9-051-6150
Item Number: 27
Ar. & Mrs. Arcangelo Puntini, owners
11733 Hamilton Pl. SE
(21162)
010 - Variance - 50.00
080 - Sign & posting - 35.00
Total - \$85.00
Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JUL 27 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on August 19, 1993 at 10:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 94-26-A (Item 27)

11733 Hamilton Place
SE 1/2, 111 W. Chesapeake Avenue
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Petitioner(s): Arcangelo Rosario Puntini and Sylvia Puntini
Hearing: Thursday, August 19, 1993 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow conversion to a two-apartment dwelling with a lot width of 100 feet and side yards of 10 feet and 21 feet in lieu of the required 125 feet, 20 feet, and 30 feet respectively.

Carl Jablon
Arnold Jablon
Director

cc: Arcangelo and Sylvia Puntini

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 10, 1993

Mr. and Mrs. Arcangelo Rosario Puntini
11733 Hamilton Place
White Marsh, Maryland 21162

RE: Case No. 94-26-A, Item No. 27
Petitioner: Arcangelo Rosario Puntini, et ux
Petition for Variance

Dear Mr. and Mrs. Puntini:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commission, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 2, 1993
Zoning Administration and Development Management

FROM: Robert M. Rowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for August 2, 1993
Item No. 27

The Development Plan Review Section has reviewed the subject zoning item. We recommend that adequate onsite parking spaces be provided.

DWB:m



Maryland Department of Transportation
State Highway Administration

Q. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-22-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4-27 (JSS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-2662 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 23, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 17, 23 and 27.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Kins

PK/JL:lw

ZAC.17/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 4, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilon
Development Coordinator, DEPRM

SUBJECT: Zoning Item #27
Puntini Property, 11733 Hamilton Place
Zoning Advisory Committee Meeting of July 26, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:jbm

PIUNTI/DCSBP

6680 13

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE/S Hamilton Place, 1490 1/2 NE : OF BALTIMORE COUNTY
 of Carrington Drive (#11733 :
 Hamilton Place), 11th Election :
 Dist., 5th Councilmanic Dist. : Case No. 94-26-A

ARCANGELO R. PIUNTI, ET UX. :
 Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 Peter Max Zimmerman
 People's Counsel for Baltimore County

Carole S. Demilio
 Carole S. Demilio
 Deputy People's Counsel
 Room 47, Courthouse
 600 Washington Avenue
 Towson, Maryland 21204
 (410) 887-2188

I HEREBY CERTIFY that on this 29th day of July, 1993,
 a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs.
 Arcangelo R. Pionti, 11733 Hamilton Place, White Marsh, MD 21162,
 Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

JUL 30 1993

ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ARCANGELO R. PIUNTI	11733 HAMILTON PL
SYLVIA PIUNTI	11733 HAMILTON PL
PAULEA PIUNTI STADDIN	11 PAPA PL 2A

PLEASE PRINT CLEARLY

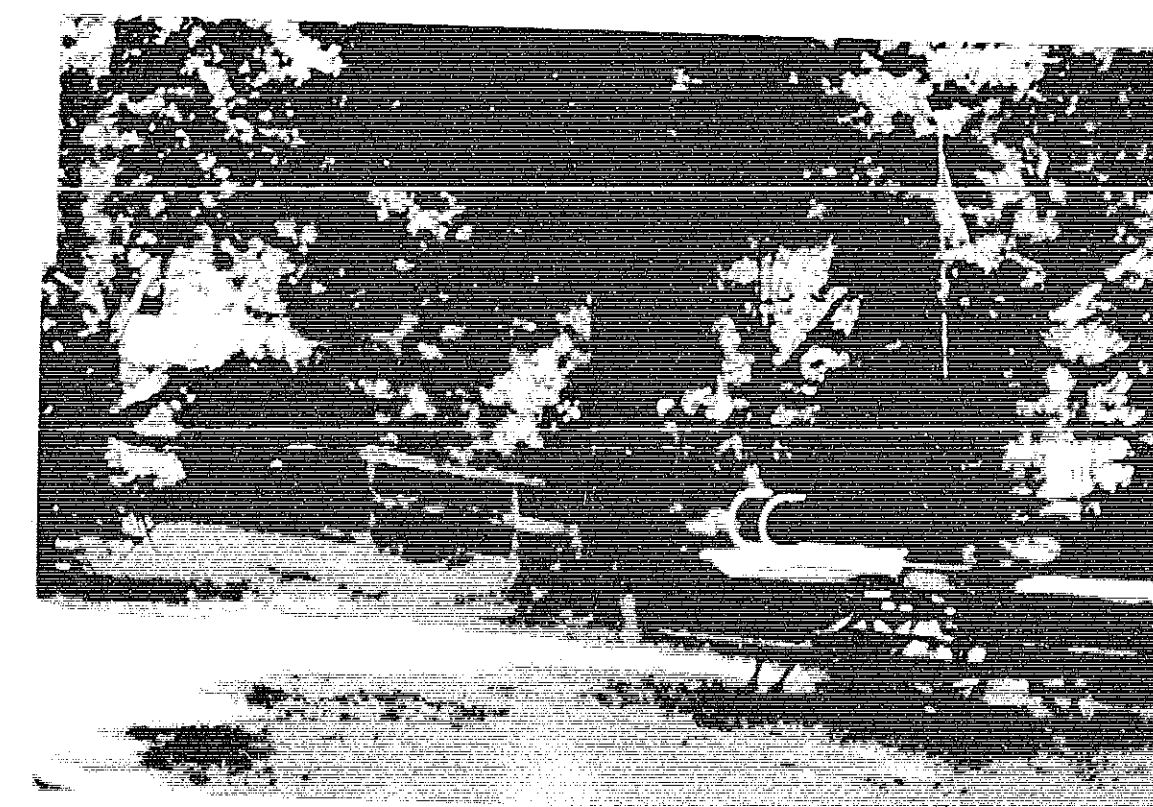
CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Phyllis J. Anderson	11735 Hamilton Pl. 21162
Robert T. Anderson	11735 Hamilton Pl. 21162
Lucille P. Lee	11732 Hamilton Pl. 21162
James Kappes	11739 Hamilton Pl.
William R. Anderson	11731 Hamilton Place
Phyllis J. Anderson	11732 Hamilton Place
Betty Jane Diehl	11737 Hamilton Place
William E. Diehl	11737 Hamilton Place
Thomas M. Morgan	11735 Hamilton Place
James Kappes	11739 Hamilton Pl.
Charles D. Ropp Jr.	11731 Hamilton Place
Phyllis J. Anderson	11732 Hamilton Place
William E. Diehl	11737 Hamilton Place
Thomas M. Morgan	11735 Hamilton Place
James Kappes	11739 Hamilton Pl.
Charles D. Ropp Jr.	11731 Hamilton Place
Phyllis J. Anderson	11732 Hamilton Place
William E. Diehl	11737 Hamilton Place
Thomas M. Morgan	11735 Hamilton Place

PROTESTANT'S
 EXHIBIT NO. 2

We, the undersigned, do oppose the
 Zoning Variance - Case No. 94-26-A.

Name	Address
Robert T. Anderson	11735 Hamilton Pl.
Phyllis J. Anderson	11735 Hamilton Place
Clayce A. Lee	11732 Hamilton Place
James Kappes	11737 Hamilton Place
Betty Jane Diehl	11737 Hamilton Place
William E. Diehl	11737 Hamilton Place
Bonnie M. Kappes	11739 Hamilton Pl.
James Kappes	11739 Hamilton Pl.
Charles D. Ropp Jr.	11731 Hamilton Pl.
Phyllis J. Anderson	11731 Hamilton Place
George J. Parker	11722 Hamilton Place
William E. Diehl	11722 Hamilton Pl.
Edward Morgan	11725B Hamilton Pl.
James Kappes	11725 Hamilton Place
James Parker	11725 Hamilton Place
James Kappes	11725 Hamilton Place
Phyllis J. Anderson	11716 Hamilton Pl.
William E. Diehl	11719 Hamilton Pl.
Emma M. Blyde	5804 Carrington Dr.
Thomas Morgan	11725B HAMILTON PL.



PETITIONER'S
 EXHIBIT NO. 2

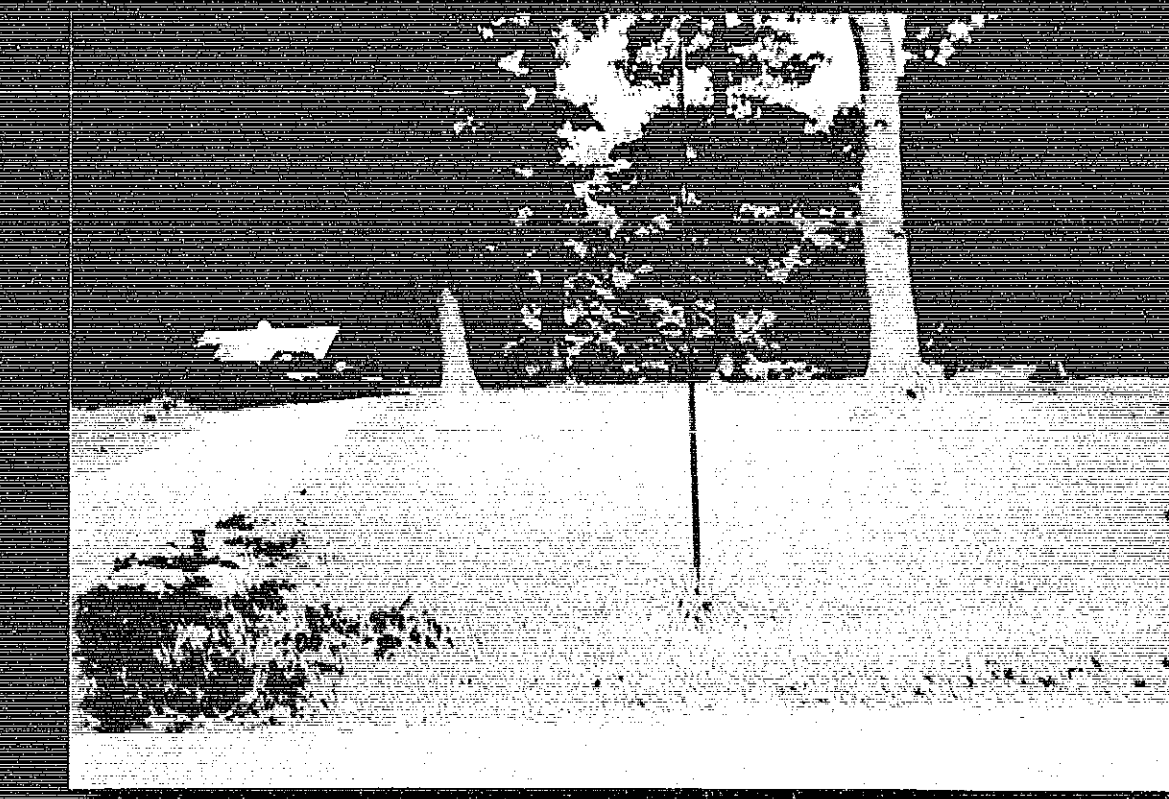
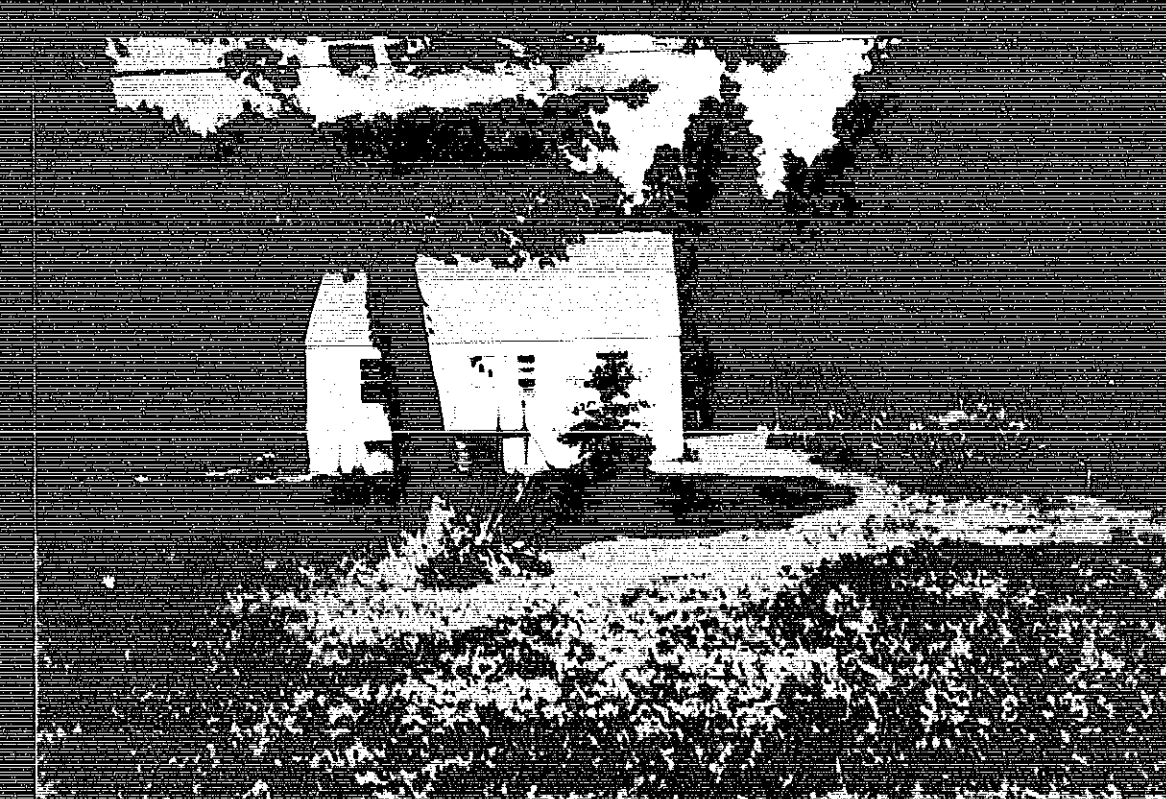
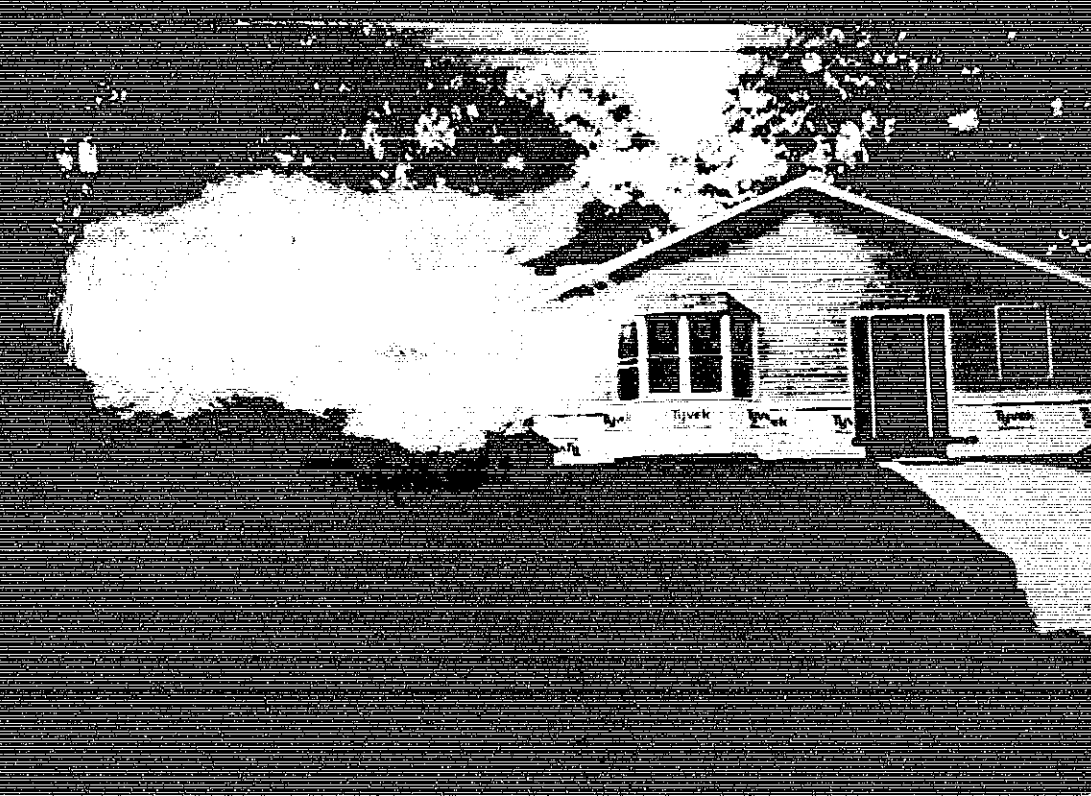
94-26-A



94-26-A



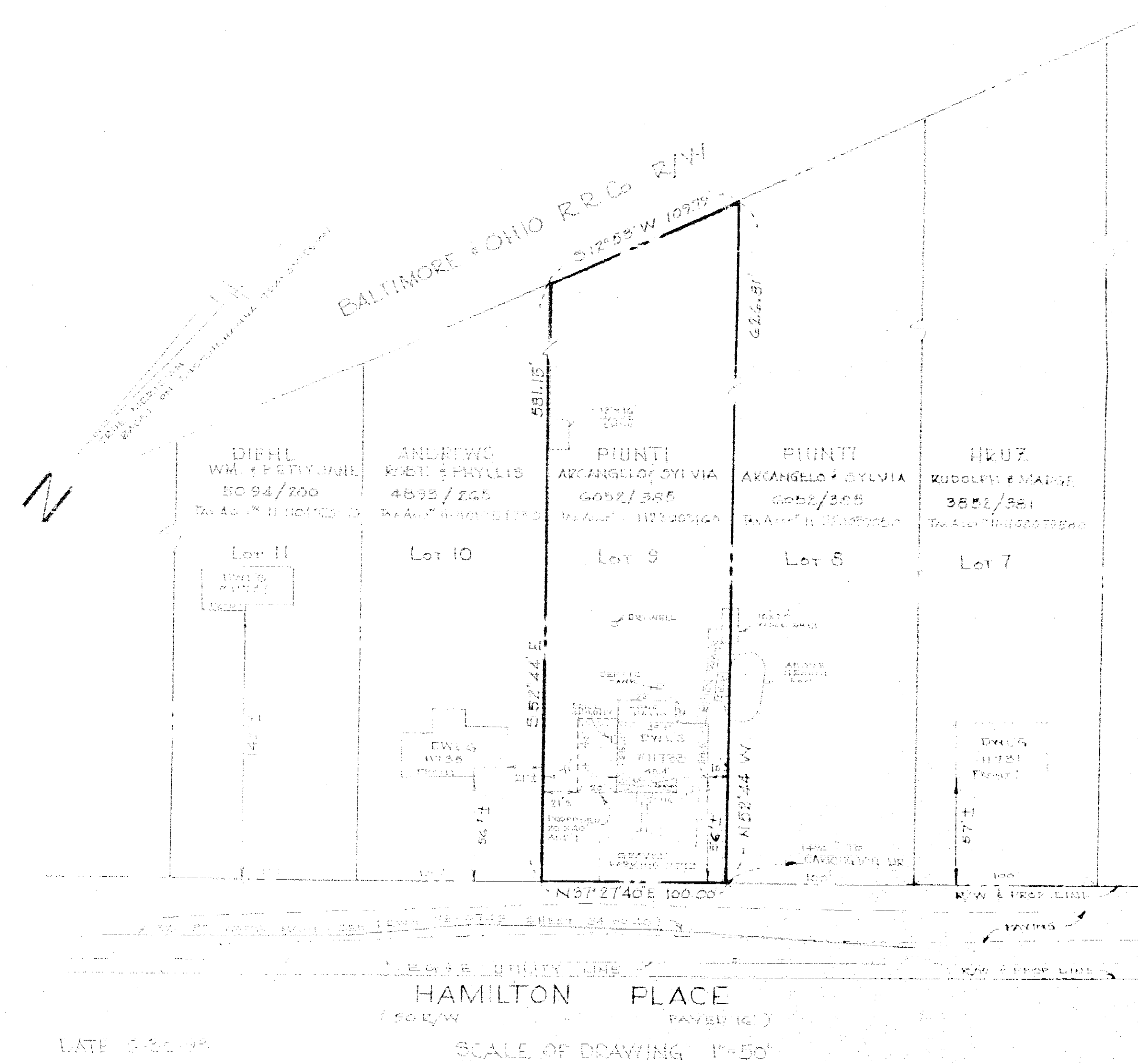
Protestant's
 Exhibit 1
 photographs
 Case 94-26-A





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROJECT ADDRESS: 11733 HAMILTON PLACE
 SUBDIVISION NAME: DARRYL GARDENS
 PLAT BOOK 15 FOLIO 34 LOT 9 BLOCK O
 OWNER: ARCANGELO & SYLVIA PIUNTI

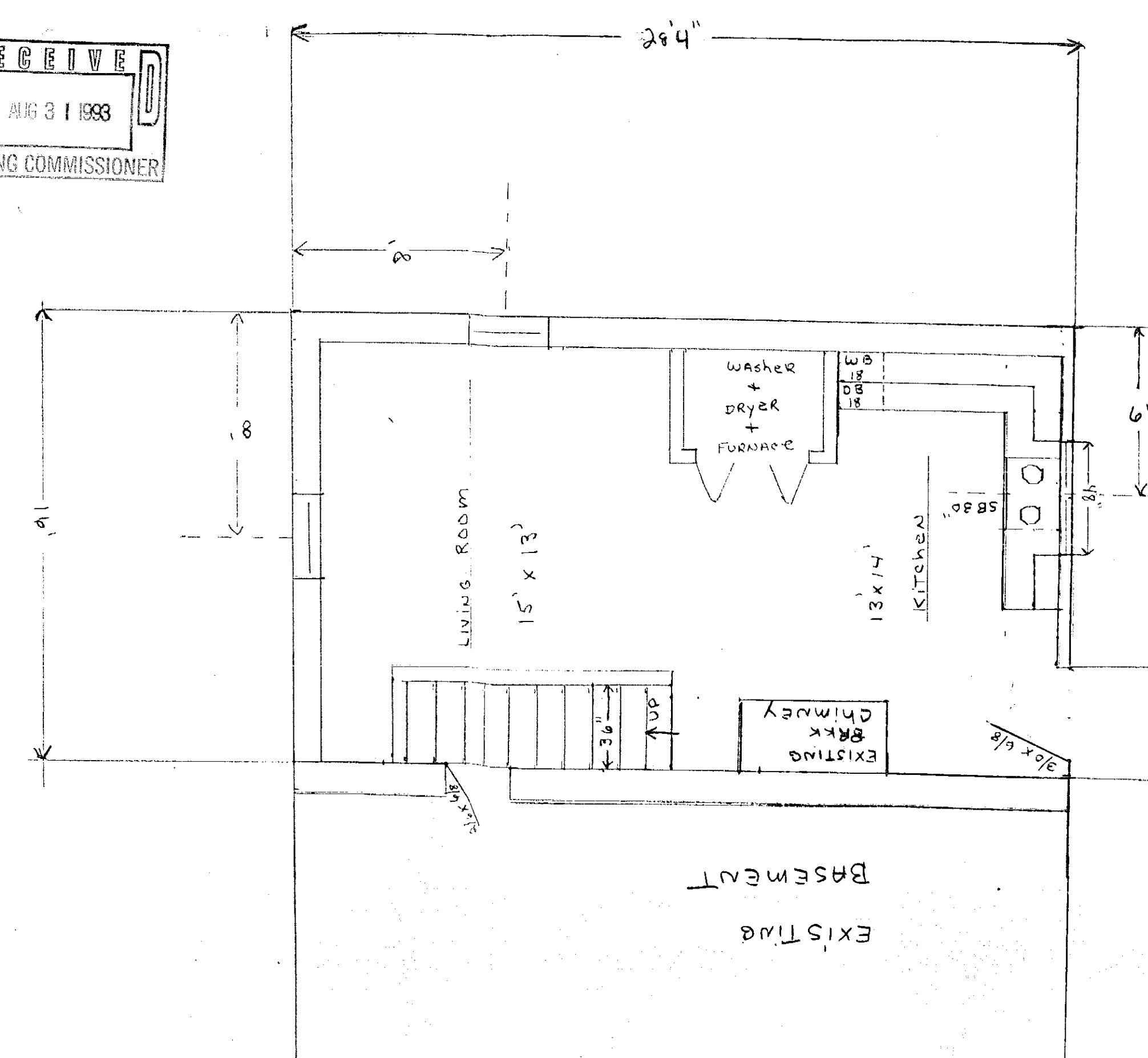
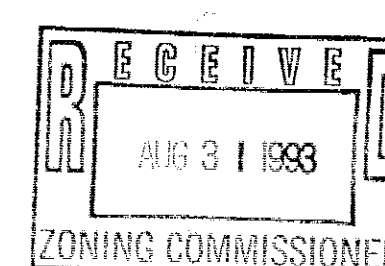


LOCATION INFORMATION	
COUNCILMANIC DISTRICT	5TH
ELECTION DISTRICT	11TH
1/4" SCALE MAP REFERENCE	NE, 11-K
ZONING	R-2
LOT SIZE	6,052 SQ FT
SEWER	0' 0"
WATER	0' 0"
CRESCENT BAY CRITICAL AREA	NO
PRICE ZONING HEARINGS	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	DATE
2/2/88	2/2/88

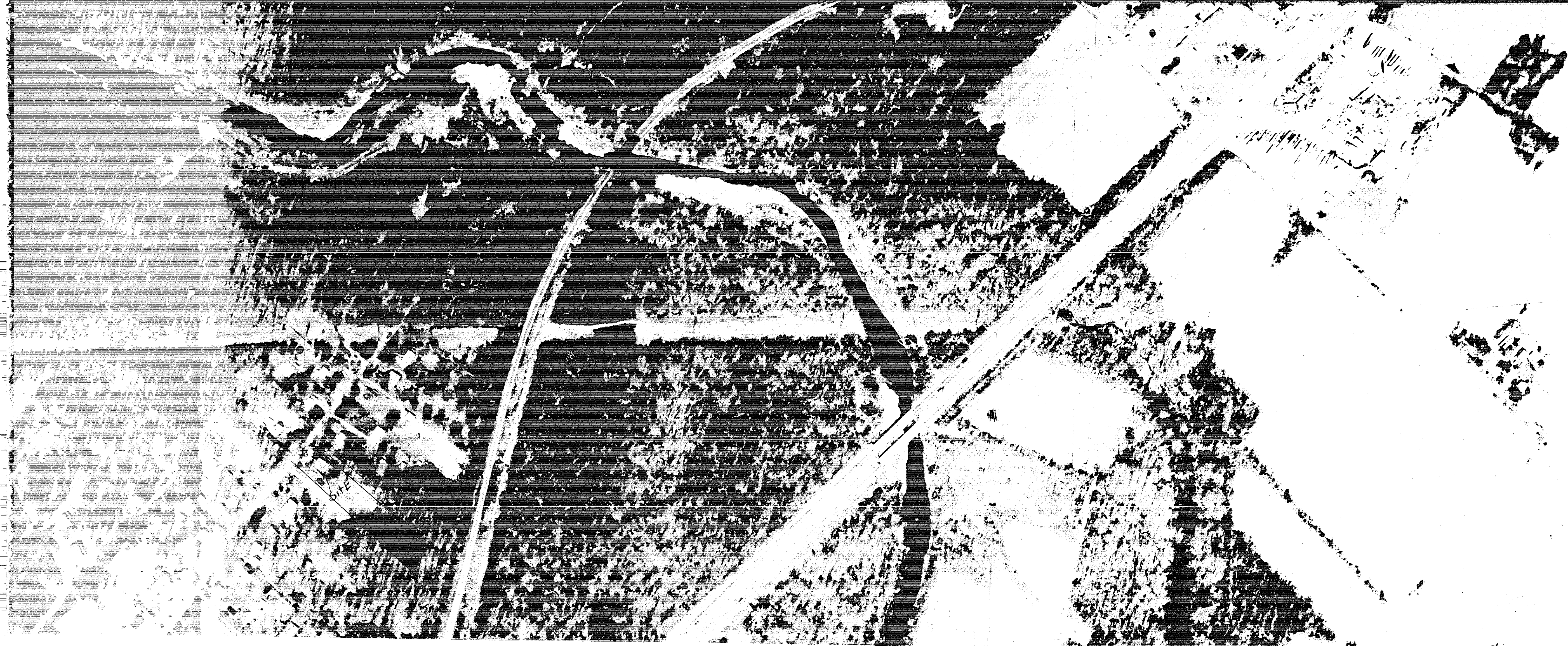
PETITIONER'S
 EXHIBIT NO. 1

94-26-A

Angelo & Sylvia Pinti
 11733 Hamilton Pl.
 White Marsh, MD 21162
 (410) 256-2586
 Case No 94-26-A



1/4
 SCALE
 FIRST
 FLOOR



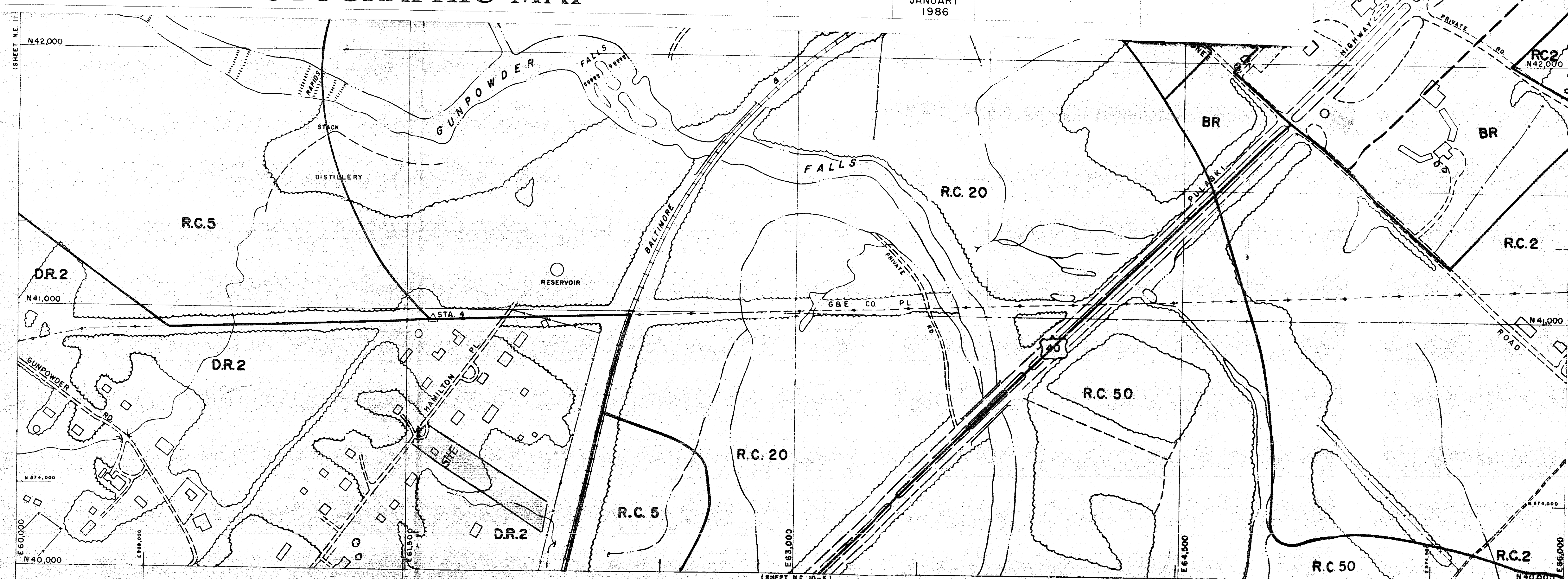
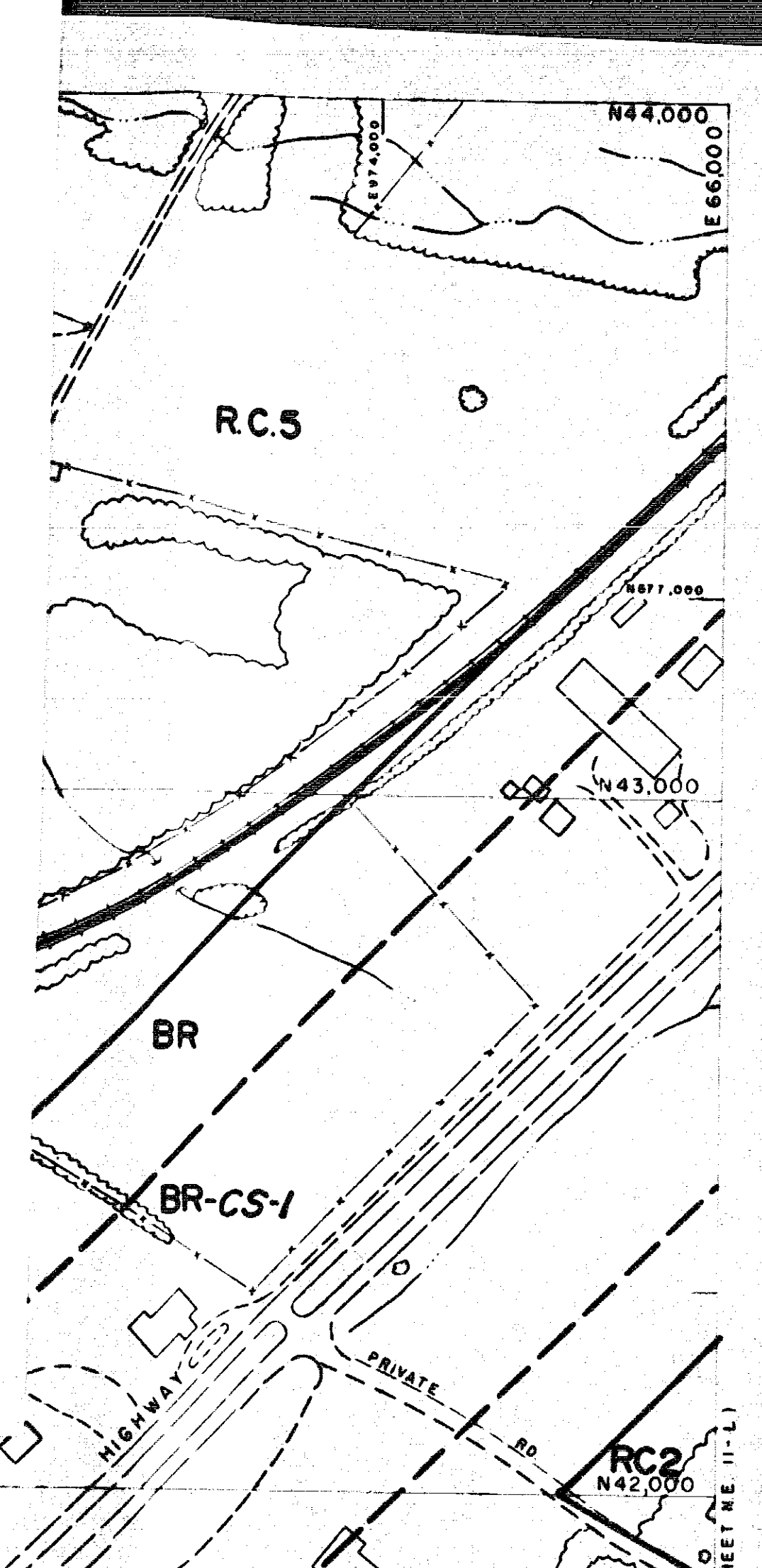
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
GUNPOWDER

SHEET
NE.
11-K



Q - SE QQ - SW
M - NE MM - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210.

~~1988 COMPREHENSIVE ZONING MAP~~
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 189-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92
Chairman, County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
GUNPOWDER

SHEET
NE.
11-K

711 011